

HoldenCopley

PREPARE TO BE MOVED

Syke Road, Top Valley, Nottinghamshire NG5 9BJ

Offers Over £260,000

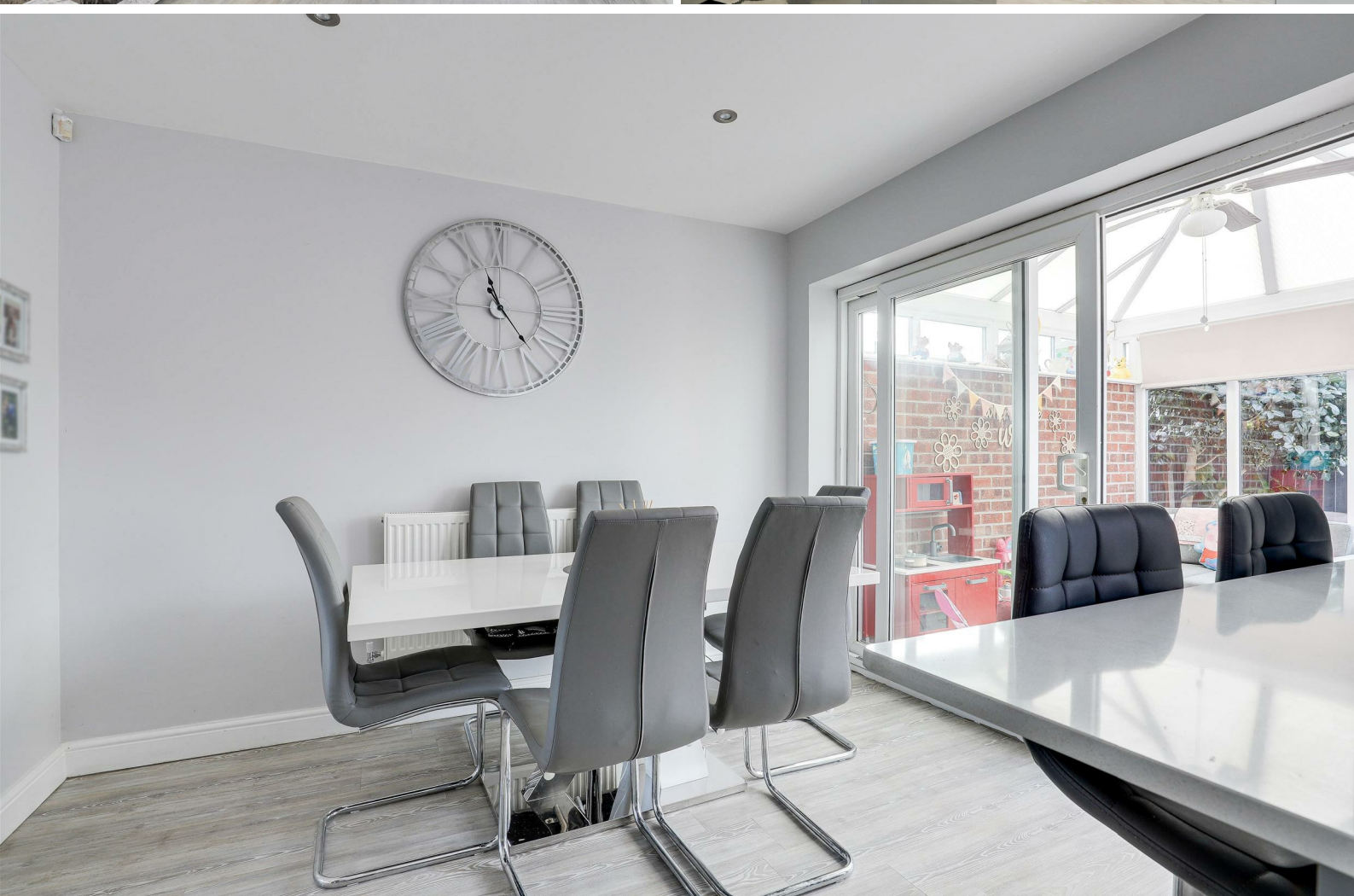
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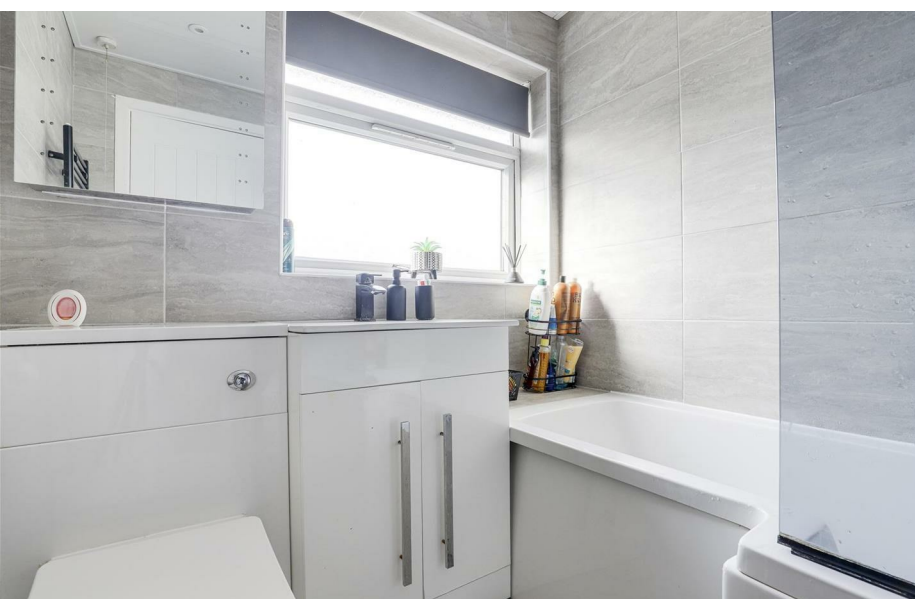


CONVENIENT FAMILY HOME...

This three-bedroom link detached house offers a great opportunity for a family or professional couple looking for a comfortable home in a convenient location within Top Valley, close to a range of local amenities, schools, and excellent transport links. The property is well-presented throughout and offers plenty of space for everyday living. To the ground floor, the accommodation comprises an entrance hall, a cosy living room with a feature fireplace, and a modern fitted kitchen/diner complete with integrated appliances and sliding doors leading into the conservatory – perfect for enjoying the garden all year round. There is also a useful utility room providing additional storage and appliance space. Upstairs, the first floor offers three well-proportioned bedrooms, two of which benefit from fitted wardrobes, serviced by a three-piece bathroom suite. Outside, the property benefits from off-street parking to the front, a garage, and a private enclosed rear garden with a patio seating area – ideal for relaxing or entertaining. This property would make the perfect home for a range of buyers.

MUST BE VIEWED





- Link Detached House
- Three Well-Proportioned Bedrooms
- Cosy Living Room With Fireplace
- Modern Fitted Kitchen/Diner
- Conservatory
- Three Piece Bathroom Suite
- Off-Street Parking & Garage
- Private Enclosed Garden
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'10" max x 5'8" (2.70m max x 1.73m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a single composite door providing access into the accommodation.

Living Room

17'3" max x 12'0" (5.27m max x 3.67m)

The living room has wood-effect flooring, a feature fireplace, a radiator, a tv-point, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

19'0" x 10'4" (5.80m x 3.16m)

The kitchen/diner has a range of fitted gloss handleless base and wall units with quartz worktops and a breakfast bar, an undermount stainless steel sink and a half with a mixer tap and draining grooved, an integrated oven and microwave, an integrated electric hob with an extractor fan, wood-effect flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation, and sliding patio doors leading out to the conservatory.

Conservatory

9'3" x 8'2" (2.82m x 2.49m)

The conservatory has tiled flooring, exposed brick walls, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

Utility Room

10'4" x 4'9" (3.16m x 1.45m)

The utility room has wood-effect flooring, space and plumbing for a washing machine, space for a fridge freezer, fitted wall units, and a single UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

8'7" x 6'5" (2.64m x 1.97m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, a built-in storage cupboard, access to the lot, and access to the first floor accommodation.

Master Bedroom

12'4" x 8'7" (3.76m x 2.62m)

The main bedroom has carpeted flooring, a radiator, a built-in mirrored sliding door wardrobe, and a UPVC double-glazed window to the front elevation.

Bedroom Two

9'11" x 8'7" (3.03m x 2.62m)

The second bedroom has carpeted flooring, a radiator, a built-in wardrobe, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'3" max x 6'5" (2.82m max x 1.96m)

The main bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

6'3" x 6'3" (1.92m x 1.91m)

The bathroom has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-street parking, access to the garage, a coniferous tree, an a boundary made up of brick wall.

Garage

18'8" x 8'3" (5.71m x 2.52m)

The garage has an up and over door, lighting and electricity.

Rear

To the rear of the property is a paved patio seating area, a fence panelled divider with gated access, a lawn, a blue stone chipped area, a bush, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

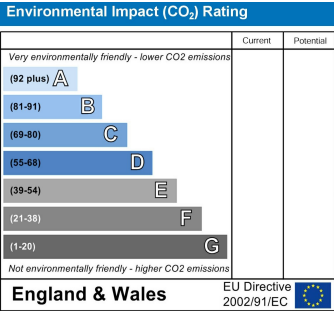
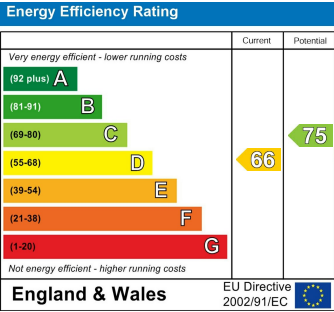
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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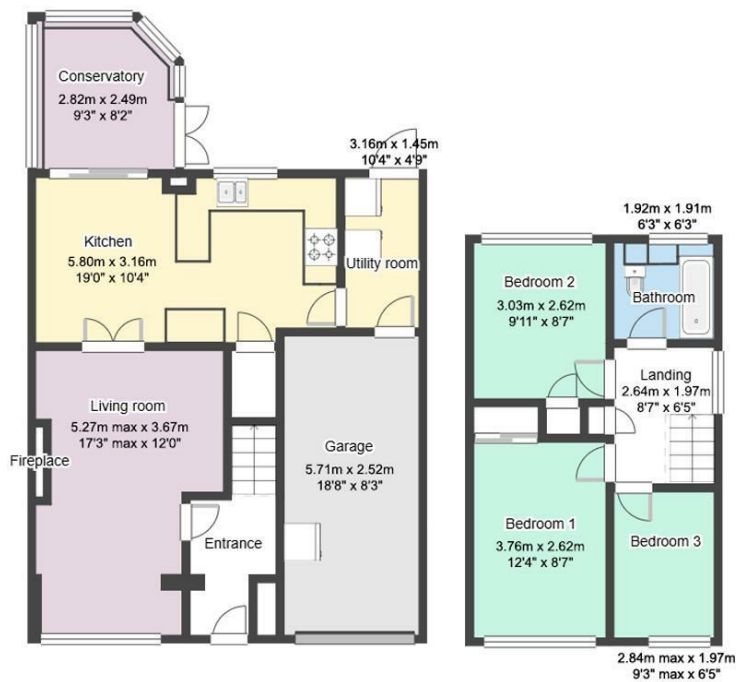
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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